

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 22-26 WARREN STREET
IN THE DUDLEY SQUARE AREA OF ROXBURY

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Charles Calvey has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 22-26 Warren Street in the Dudley Square Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Charles Calvey be and hereby is tentatively designated as Redeveloper of Disposition Parcel 22-26 Warren Street, in the Dudley Square Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended;
- (c) Submission within two hundred and seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications;
and

(iv) Proposed development and rental schedule.

2. The disposal of 22-26 Warren Street by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage in the environment.

4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. At the discretion of the Director, failure to comply with the above conditions will result in the automatic recession of this tentative designation.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
MUHAMMAD ALI-SALAAM, SENIOR PLANNER
MICHAEL SHEA, PROJECT COORDINATOR

SUBJECT: DUDLEY SQUARE PROJECT, REQUEST TO GRANT
TENTATIVE DESIGNATION OF A REDEVELOPMENT
PARCEL LOCATED AT 22-26 WARREN STREET IN
THE DUDLEY SQUARE PROJECT AREA OF ROXBURY

On September 26, 1985, the Authority granted permission to advertise a development parcel located at 22-26 Warren Street in the Dudley Square Project Area. This commercial building is bounded by Warren and Taber Streets, and is across from Dudley Station in the commercial district of Roxbury. The parcel consists of approximately 4,592 square feet of land and 9,240 square feet of actual building footage.

In response to this solicitation, the Authority received three proposals for the redevelopment of this building:

- 1) Charles Calvey - to allow him to expand his present jewelry and giftware business;
- 2) Polits/Frantzis Associates - to be redeveloped into a bakery shop in conjunction with other property that they own in the area;
- 3) Kenneth Guscott/Long Bay Management Corp. - to redevelop the building into medical/dental offices.

Subsequently, on January 22, 1986 Politis/Franzis Associates notified the Authority that they wished to withdraw their proposal from consideration. (See attachment A)

The review process was initiated with a community meeting at the Dudley Site Office on December 18th. At that time the community asked that the Project Review Committee include two additional members representing the Roxbury Interim Planning Advisory Committee (PAC) and residents from the Madison Park Homes and the Orchard Park Public Housing Development. As a result, the Project Review Committee for the disposition of this parcel consisted of representatives from the following constituencies:

1) Community Residents:

Sara Flint-PAC & Orchard Park
Linda Hamilton-Madison Park

2) Merchants Association:

Ron Garry

3) City of Boston:

Diane Payne, Mayor's Office
Edwin Williams, Real Property
Joyce Stanley, Public Facilities

4) Authority:

Michael Shea

After an exhaustive review of each proposal, (See Attachment B) the Project Review Committee and Authority staff have recommended that Mr. Charles Calvey's proposal comes closest to satisfying all of the "criteria for selection outlined in the request for proposals". (See attachment C).

Mr. Calvey has been in business in the Dudley Commercial Area for more than thirty years and operates a successful jewelry and gift shop. Due to the phenomenal growth of his business over recent years, the spacial requirements for the gift shop have increased dramatically, necessitating Mr. Calvey to seek additional space. This location is ideal for his purposes because it is located two doors from his present establishment.

In addition to his own ample financial resources (See attachment D) Mr. Calvey has won the consideration of the Public Facilities Department to provide him technical and financial support for this project. (See Attachment E)

It is, therefore, recommended that the Authority tentatively designate Mr. Charles Calvey as the redeveloper of the following parcel:

22-26 Warren Street, Parcel #2547

An appropriate resolution is attached.

SITE LOCATION MAP



January 22, 1986

To: The Inner City Review Committee
City of Boston

From: Politis-Frantzis Associates
3 Parley Vale, Jamaica Plain

Re: The Commercial Disposition of
22 - 26 Warren Street, Roxbury

On December 2, 1985, we responded to a Boston Redevelopment Authority request for development proposals for 22-26 Warren Street, Roxbury. On December 18, 1985 we presented our ideas to community merchants and review committee members. Our interest in that particular property was based on the following considerations:

- we are abutters to the above mentioned property;
- we have already invested considerable funds for the rehabilitation of 18-20 Warren Avenue;
- as owners of significant Roxbury properties, we wished to demonstrate a sincere commitment to community interests in the development of Dudley Station.

In developing our proposal, we used the following principles as our guide:

- the long-awaited revitalization of the Dudley Station area should begin with a moderately scaled project, but it should go beyond the piece-meal approach of simply renovating an abandoned building;
- the development project should be both innovative and dramatic, to attract attention and to indicate the beginning of a positive new era for Dudley Station;
- the project should be an integral part of a comprehensive plan for the area;
- the development should be the product of a shared commitment by the private sector, the community, and the city.

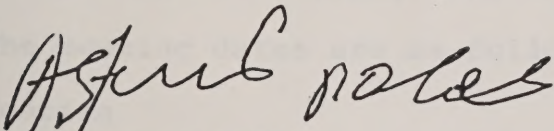
In the light of the above principles, we proposed the phased development of Taber Street into a community-oriented open market street, linking the Orchard Park Housing Development directly to the future development of Dudley Station.

Over the past two months we have met with a large number of community people to discuss specific ways this idea could be implemented. Although the concept of a Dudley Market Place was very well received by virtually everyone we talked with, the project itself is too sensitive politically and emotionally to be successfully carried out by two "outside" developers.

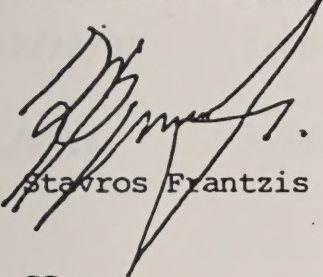
We therefore wish to withdraw our names from our proposal, to make possible the implementation of our ideas by another community entity that meets the "insider" qualifications we presently are missing. In particular, we believe that Mr. Charles Calvey, who has widespread support from the Dudley community, may be the appropriate developer. We will be happy to cooperate with him in any way possible.

In summary we wish to emphasize that we care deeply about the future of Dudley Station and of Roxbury in general. We hope this action we have taken will develop the consensus within Roxbury that will enable the community to move forward in a positive direction for all concerned.

Most Sincerely Yours,



Asterios Politis



Stavros Frantzis

cc:

Hon. Bruce Bolling
Mr. Charles Calvey
Ms. Shirley Campbell
Mr. Raymond Coleman
Ms. Sarah Flint
Ms. Jaci Hall
Mr. Phil Horn
Mr. Stephen Johnson
Ms. Rochelle Bates Lee
Mr. Mohammed Ali Salim
Mr. Ralph Smith
Mr. Chuck Turner
Mr. Frank Walker
Mr. David Warrell

M E M O R A N D U M

TO: REVIEW COMMITTEE MEMBERS
22-26 WARREN STREET

FROM: MICHAEL SHEA *MS*
PROJECT COORDINATOR
BOSTON REDEVELOPMENT AUTHORITY

DATE: DECEMBER 12, 1985

SUB: SCHEDULE FOR REVIEW PROCESS ESTABLISHED
AT INITIAL MEETING ON DECEMBER 6, 1985

As an update from our meeting on 12/6/85 in regards to the disposition of 22-26 Warren Street, I am submitting to each of you the schedule of meetings we set forth.

I have also included a copy of the letter the Authority sent out to the Dudley Merchants/Residents advising them of the community meeting set for 12/18/85 at 7:00 P.M. to meet and listen to each of the three developers who submitted proposals for this project.

The meeting dates are as follows:

<u>Meeting Date</u>	<u>Time</u>	<u>Place</u>	<u>Purpose</u>
12/18/85	7:00 P.M.	2406 Washington St.	Community meeting/ presentations
1/8/86	2:30 P.M.	2406 Washington St.	Review Committee Meeting/establish questions for each developer
1/15/86	2:30: P.M.	2406 Washington St.	Calvey/meet with Review Committee
1/22/86	2:30 P.M.	2406 Washington St.	Politis-Franztis/ meet with Review Committee
1/29/86	2:30 P.M.	2406 Washington St.	Long Bay Mgmt. Co./ Ken Guscott/meet with Review Committee
2/5/86	2:30 P.M.	2406 Washington St.	Final review/recom- mendation to BRA Board

MS:mdj

Enc.

cc: Muhammad Ali-Salaam

PROJECT REVIEW COMMITTEE
22 26 Warren Street
Roxbury, MA 02119

February 26, 1986

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02210

Re: 22 26 Warren Street

Dear Sir:

The Project Review Committee for the city building located at 22-26 Warren Street, recommends that tentative development designation be given to Charles Calvey of Roxbury, Massachusetts.

Our decision was based on criteria that included categorical ratings in development financing, quality of construction, design, local business participation and community accountability.

We held seven (7) weekly meetings to discuss the process, interview the potential developers and finalize our recommendation.

A community meeting was also held on December 19, 1985. Community residents requested that a local merchant who has demonstrated a long-term commitment be considered as the developer. Charles Calvey has operated a business in the Dudley Station area for thirty-eight (38) years and certainly fits that qualification.

The Community also expressed a strong concern to have the building developed immediately. Although the other developer also met this qualification, the Review Committee felt that Mr. Calvey had an urgent need to expand his existing business and would expedite the entire process.

Mr. Stephen Coyle

February 26, 1986

Page Two

All of the proposals reviewed by the committee were conceptual in nature; however, Mr. Calvey was even more unclear with regard to developing the lower level of 22-26 Warren Street. During our interview with him, Mr. Calvey expressed a desire to have a quality eating establishment occupy that space.

He stated that since he had a liquor license it would also be possible to serve alcoholic beverages. The committee supports this concept with the condition that Mr. Calvey retain control of his liquor license and thereby retain control of the nature of business conducted in this establishment.

We also request that the BRA Board review the aquisition costs for the building. The Committee recommends that the City transfer title of the property for a sum sufficiently low enough to insure the success of this project. The Board should give consideration to this recommendation because of the exorbitant rehabilitation costs that will be required of the Developer.

Both proposals included costs in excess of Three Hundred Thousand Dollars (\$300,000) to renovate the building. Calvey offered Twenty Thousand Dollars ((\$20,000) for aquisition versus Seventy-Five Hundred (\$7,500) from the other developer. Selling the property for below market value would allow Calvey to complete the project as presented.

Throughout this process we have strived to incorporate the needs of all participants and interested parties. We believe that all of the foregoing recommendations best serve the City of Boston while also reflecting the immediate and future needs of the community.

Mr. Calvey's proposal was the most compatible with the existing neighborhood and best reflects the needs of the community.

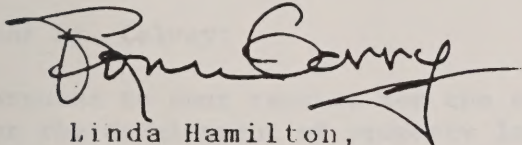
The Project Review Committee would like to express our support for the process that allowed us to arrive at our decision. The BRA has developed a review process that reflects the City's sincerity for community participation in the decision making process. The review process utilized with this project can serve as a model for other neighborhoods when significant changes are being planned in their communities.

Board of Directors
February 26, 1986
Page three

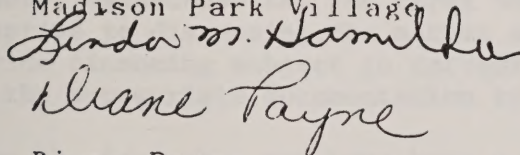
Respectfully submitted,

Policy Review Committee
22 26 Warren Street

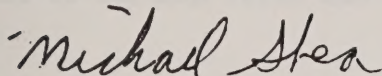
Ron Gary,
Tropical Foods



Linda Hamilton,
Madison Park Village



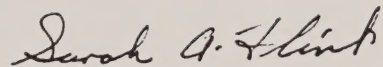
Diane Payne,
Citizen's Participation



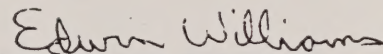
Michael Shea,
Boston Redevelopment
Authority

cc: M. Ali Salaam
Roxbury Interim PAC

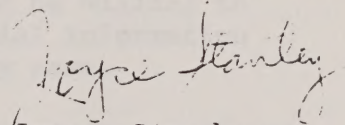
/lmh



Sara Flint,
Orchard Park Task Force



Edwin Williams,
Real Property Department



Joyce Stanley,
Public Facilities



BANK OF BOSTON

May 6, 1986

Mr. Charles J. Calvey
Calvey's Jewelry
34 Warren Street
Roxbury, Massachusetts--02119

Dear Mr. Calvey:

Pursuant to your request for the consideration of new financing for the development of property located at 22-26 Warren Street, Roxbury, Massachusetts, The First National Bank of Boston is receptive to discussing the matter and would be willing to provide financing subject to current financial information and the appropriate documentation to justify same.

Given the fact that you have been a long-time customer of the Bank, we would be happy to assist you in this new venture, subject to certain terms and conditions.

Very truly yours

Alicia V. McLaughlin
Loan Officer

Enclosures

RAYMOND L. FLYNN, MAYOR



PUBLIC FACILITIES DEPARTMENT

April 28, 1986

Ricardo Millet
Boston Redevelopment Authority
9th Floor, City Hall
1 City Hall Square
Boston, MA 02201

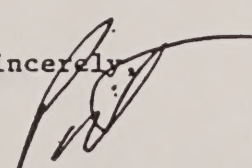
Dear Mr. Millet:

The Public Facilities Department has been playing an active role in the Dudley Square area through our Neighborhood Commercial District Program. Some of the goals of this program are to increase the variety of goods and services while helping long-time merchants improve their operations and take advantage of any overall up-grading of the area.

It is in that spirit that we write this letter in support of the designation of Charles Calvey as the developer of 22-26 Warren Street. Mr. Calvey has been an active merchant in the Dudley area since 1948. He has gone from renting a small storefront to developing and owning half a block on Warren Street. He has trained six younger members of his family and is employing 15 people.

Our office would like to lend both our technical and financial support to Mr. Calvey in order to insure that this project will work and that Mr. Calvey and his family will thrive for another 38 years in the Dudley area.

Sincerely,


Pat McGuigan

PG/pm

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: CHARLES CALVEY
b. Address and ZIP Code of Redeveloper: 34 WARREN STREET, ROXBURY 02119
c. IRS Number of Redeveloper: 436-22-2638

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston (Roxbury), State of Massachusetts,
is described as follows²

22-26 WARREN STREET
IN DUDLEY STATION

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of MASSACHUSETTS:

- ☐ A corporation.
☐ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.

☒ Other (explain) Proprietorship

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

CHARLES CALVEY

100% PROPRIETORSHIP

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

CHARLES CALVEY

100%

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

Total cost of any residential redevelopment	\$	358,000.
Cost per dwelling unit of any residential redevelopment	\$	
Total cost of any residential rehabilitation	\$	
Cost per dwelling unit of any residential rehabilitation	\$	

State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$

- b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;
- c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

$I(W_e)!$

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: May 8, 1986

Dated: _____

Signature _____

Signature _____

Time

rice

Address and ZIP Code

Address and ZIP Code

1 If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

2 **Penalty for False Certification:** Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: CHARLES CALVEY

b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)in _____
(Name of Urban Renewal or Redevelopment Project Area)in the City of Boston, State of Massachusetts,
is described as follows:3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

CALVEY JEWELERS, INC.	} 34 WARREN ST.	100% OWNED BY CHARLES CALVEY
PALCALCO CORP.		

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

MAHONEY, FIORENTINO + CO.
CPA'S 3 LAKESIDE OFFICE PARK, WAKEFIELD, MA. 01880

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

SEE ATTACHED FINANCIAL STATEMENT

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT
\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE
\$

MORTGAGES OR LIENS
\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

THE REDEVELOPER HAS RENOVATED HIS PRESENT
ESTABLISHMENT AT 34 WARREN STREET

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

9. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

NO

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

NA

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

NA

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

NA

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

\$

DATE TO BE
COMPLETED

NA

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

NA

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Charles J. Calvey

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: May 8, 1986

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

Submitted to: _____

IMPORTANT: Read these directions before completing this Statement

- [] If you are applying for individual credit in your own name and are relying on your own income, or assets and not the income or assets of another person as the basis for repayment of the credit requested, complete only Sections 1, 3 and 4.
- [] If you are applying for joint credit with another person, complete all Sections and provide information in Section 2 about the joint applicant. If appropriate, the joint applicant may complete a separate personal financial statement (C-100), and the applications may be submitted together.
- [] If you are applying for individual credit but are relying on income from alimony, child support, or separate maintenance or on the income or assets of another person as a basis for repayment of the credit requested, complete all Sections. Provide information in Section 2 about the person whose alimony, support, or maintenance payments or income or assets you are relying on. Alimony, child support, or separate maintenance income, need not be revealed if you do not wish to have it considered as a basis for repaying this obligation.
- [] If this statement relates to your guaranty of the indebtedness of other person(s), firm(s), or corporation(s), complete Sections 1, 3 and 4.

Section 1 - Individual Information (type or print)	Section 2 - Other Party Information (type or print)
Name Charles Calvey	Name
Address 10 Woodland Road	Address
City, state & zip Andover, MA	City, state & zip
Position or occupation owner	Position or occupation
Business name Calvey Jewelers	Business name
Business address 34 Warren St.	Business address
City, state & zip Boston, MA	City, state & zip
Length of employment	Length of employment
Res. phone Bus. phone	Res. phone Bus. phone

Section 3 - Statement of Financial Condition as of _____ 19____

Assets (Do not include assets of doubtful value)	In dollars (omit cents)	Liabilities	In dollars (omit cent)
Cash on hand and in this bank		Notes payable to banks-see Schedule E	
Cash in other banks	45,000	Notes payable to other institutions-see Schedule E	
U.S. Gov't & marketable securities-see Schedule A		Due to brokers	
Non-marketable securities-see Schedule B	100,000	Amounts payable to others-secured	10,000
Securities held by broker in margin accounts		Amounts payable to others-unsecured	
Restricted control, or margin account stocks		Accounts and bills due	2,000
Real estate equities-see Schedule C	395,000	Unpaid income tax	
Accounts, loans, and notes receivable		Other unpaid taxes and interest	
Automobiles		Real estate mortgages payable-see Schedules C & E	
Other personal property	8,000	Other debts (car payments, credit cards, etc.)-itemize	
Cash surrender value life insurance-see Schedule D		Misc.	500
Other assets-itemize-see Schedule F if applicable			
Misc. Property	7,000		
		Total Liabilities	12,500
		Net Worth	542,500
Total Assets	555,000	Total Liabilities and Net Worth	555,000

Section 4 - Annual Income		Annual Expenditures		Contingent Liabilities		Estimated Amounts
For Year Ended 19						
Salary, bonuses & commissions	\$ 35,000	Mortgage/rental payments	\$	Do you have any	Yes No	\$
Dividends & interest	2,000	Real estate taxes & assessments	5,000	Contingent liabilities (as endorser, co-maker or guarantor? On leases? on contracts?)	☐ ☒	
Rental income	25,000	Taxes - federal, state & local	2,500	Involvement in pending legal actions?	☐ ☒	
Alimony, child support, or alimony maintenance income received or to be received if you do not wish to have it considered as income for repaying this obligation		Insurance payments	500	Other special debt or circumstances?	☐ ☒	
		Other contract payments (car payments, charge cards, etc.)		Contested income tax liens?	☐ ☒	
		Alimony, child support, maintenance		If "yes" to any question(s) describe		
		Other expenses	1,200			
		Rental				
Total \$ Income	62,000	Total \$ Expenditures	9,200	Total \$ Contingent Liabilities		

(COMPLETE SCHEDULES AND SIGN ON REVERSE SIDE)



BANK OF BOSTON

May 6, 1986

Mr. Charles J. Calvey
Calvey's Jewelry
34 Warren Street
Roxbury, Massachusetts--02119

Dear Mr. Calvey:

Pursuant to your request for the consideration of new financing for the development of property located at 22-26 Warren Street, Roxbury, Massachusetts, The First National Bank of Boston is receptive to discussing the matter and would be willing to provide financing subject to current financial information and the appropriate documentation to justify same.

Given the fact that you have been a long-time customer of the Bank, we would be happy to assist you in this new venture, subject to certain terms and conditions.

Very truly yours

Alicia V. McLaughlin
Loan Officer

Enclosures